



**Industrial Property**  
State Road 29 Palmdale, FL

(OFFERING MEMORANDUM)

EXCLUSIVELY PRESENTED BY:



Ann Curnow Glover  
Commercial Specialist  
Mobile: 305-215-3444  
annglover.pipalgroup@gmail.com

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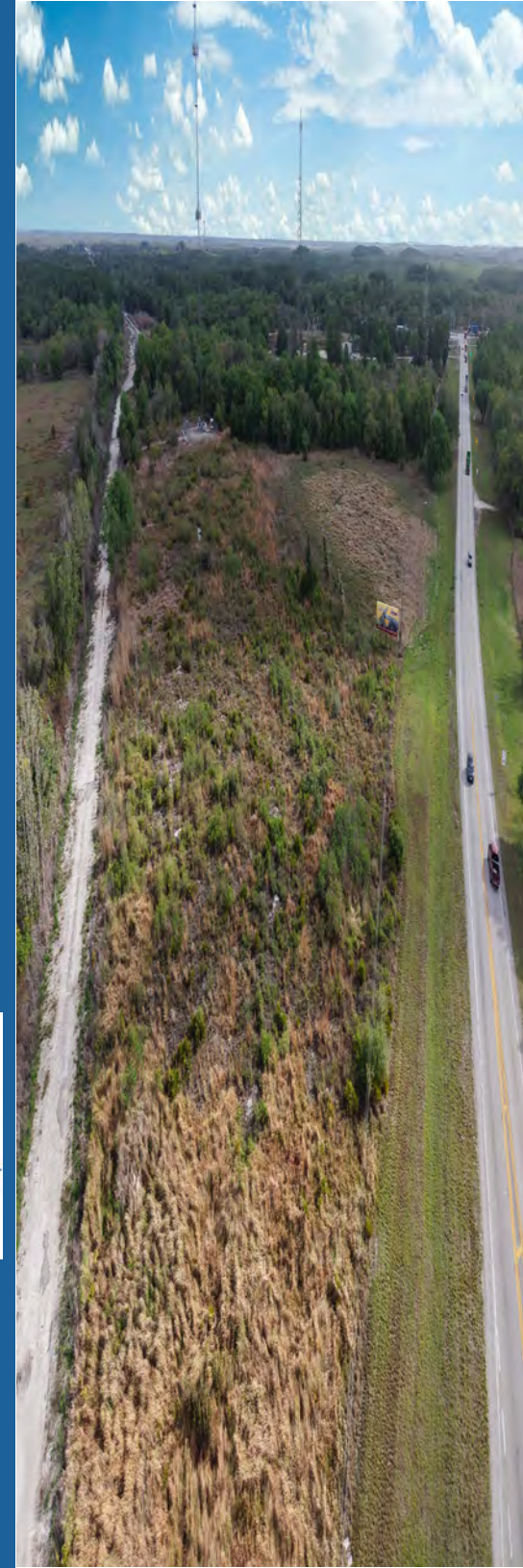
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255 E Interlake Blvd  
Lake Placid FL, 33852

100 East Main Street  
Avon Park FL, 33025



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**255 E Interlake Blvd  
Lake Placid FL, 33852**

**100 East Main Street  
Avon Park FL, 33025**

# PROPERTY SUMMARY

Offering Price	\$1,700,000.00
Parcel ID / APN	A10-41-30-A00-001A-0010
Property Type	Industrial
Zoning	ID-1
Subdivision Name	Palmdale City Limits
Lot Size (acres)	8.11
Units	n/a
Water	Available
Sewer	Available
Electric	Available
County	Glades
Tax Amount	\$8,982.07
Tax Year	2025
Occupancy	n/a
Frontage	940 ft. on N. State Rd 29

# INVESTMENT SUMMARY

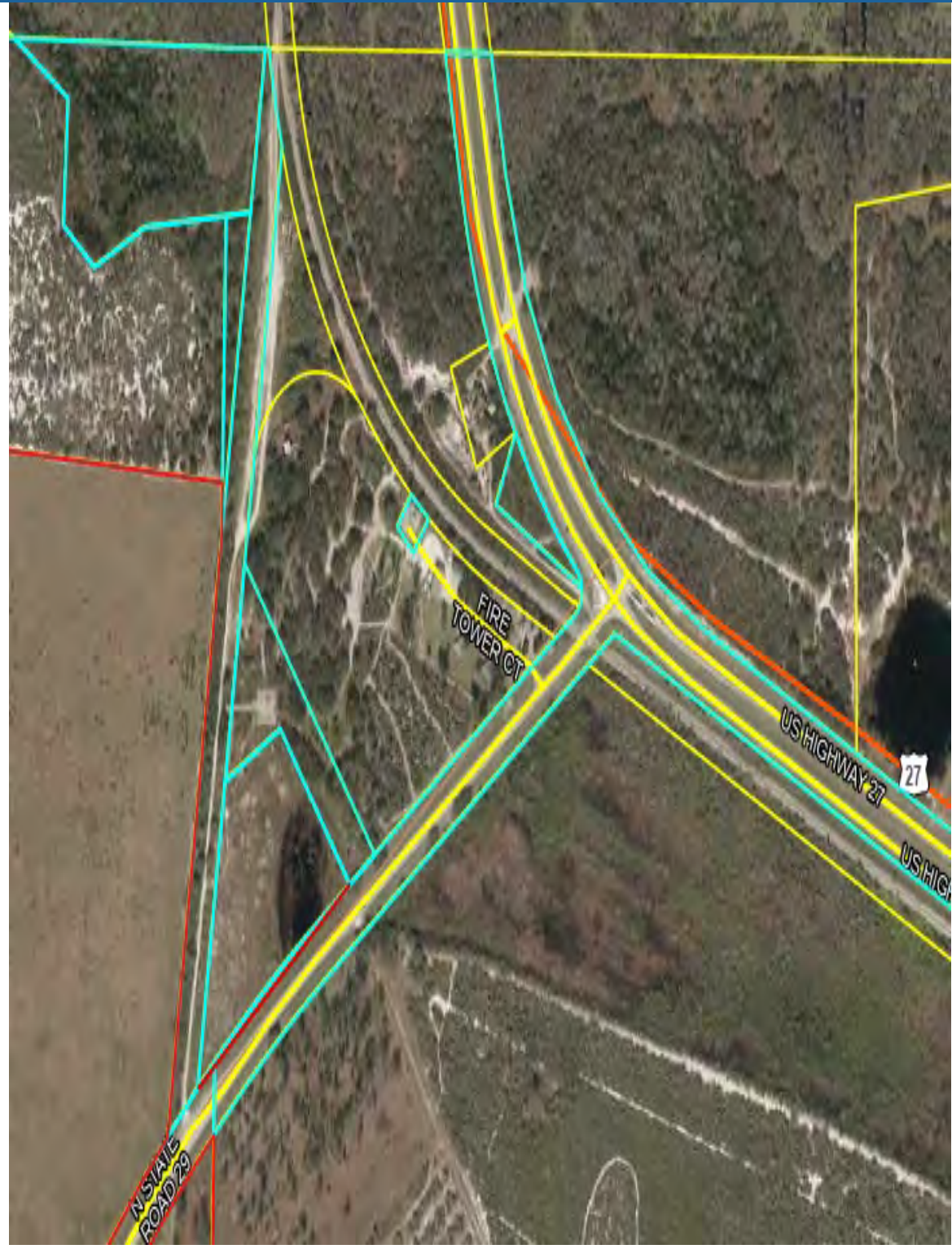
A rare opportunity to acquire approximately 8.11 acres of commercial/industrial positioned land located off of Highway 27 and along State Road 29 in Palmdale, Florida. The property benefits from strong visibility and accessibility serving both local residents and regional travelers.

According to Glades County Current and Future Land Use Map, the land is situated in a corridor supportive of commercial development. The parcel's location and existing roadway ingress and egress provide strong potential for highway oriented commercial uses.



# INVESTMENT HIGHLIGHTS

- Priced reasonably for sale at \$1,700,000
- Ideal Investment in a rapidly growing area.
- Key travel route connecting regional markets
- Excellent Visibility and Access for major state highway
- Growing Regional Demand due to nearby logistics and distribution growth
- Strong Traffic Counts supporting commercial use
- Favorable Site Characteristics for commercial development



# LOCATION HIGHLIGHTS

- The property is located in Central Florida in the rapidly growing City of Palmdale.
- Located on State Road 29, a major thoroughfare with excellent visibility and a premier location. Within 1 Mile off US HWY 27.
- Traffic and visitor activity indicate a strong commercial environment with traffic counts Approx. 5,000 vehicles per day at the intersection of SR-29 and SR 27 and Approx. 15,000 vehicles per day along SR 74 South.
- Regional Visitor Activity - Nearby travel centers demonstrate the area's strong traveler demand: Love's Travel Stop with nearly 1,000,000 annual visitors and Shell Station (east of Love's) with Approx. 740,000 annual visitors.
- Recent data reflects an increase of approx. 293,000 additional visitors, indicating continued growth in travel and commercial activity in the corridor.
- Highlands county is located 2-hours away from both coasts as well as world class entertainment such as Walt Disney World and Universal Studios.
- The site also benefits from its positioning in an extremely dense and growing residential area.
- Palmdale, Florida is a premier location that offers investors a rare opportunity in a rapidly growing market. Excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.

## Highest & Best Use

Based on location, traffic patterns, and regional development trends, the highest and best uses for the property include:

- Fueling Station/Travel Center
- Retail Commercial Development
- Convenience Store
- Food & Beverage Service
- Traveler Services

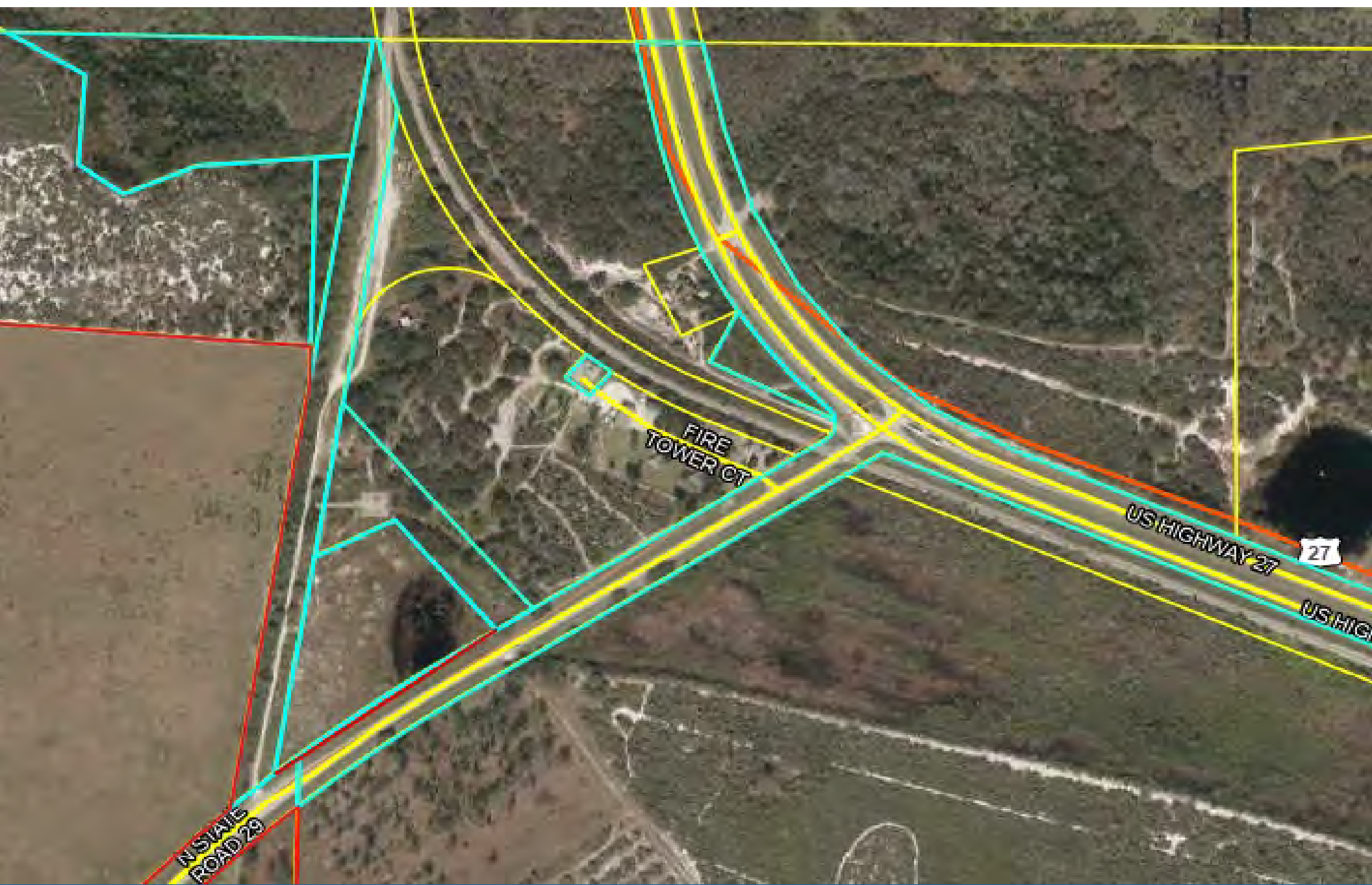
Retail and fueling uses appear to be the strongest commercial opportunities, serving both regional travelers and the growing local population.

The property's existing ingress and egress configuration further enhances its development potential, making it particularly well suited for highway-oriented commercial operations.



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**State Road 29 Palmdale FL**

# Glades County, FL

## Parcel Summary

**Parcel ID** A10-41-30-A00-001A-0010  
**Location** STATE RD 29  
**Address** PALMDALE  
**Brief Tax Description** COMM AT THE NW COR OF SEC 10 BEAR S 01°27'00"W 2732.30 FT TO AN INTERSECTION OF A CURVE LYING IN THE NW'LY R/W LI OF SR 29 AND THE POB. SAID CURVE CONCAVING TO THE SE AND HAVING A CENTRAL ANGLE OF 01°06'24" AND A RADIUS OF 5801.67 FT TH SW'LY ALNG THE ARC OF SAID CURVE OF 112.05 FT TO AN INTER SECTION WITH THE E LI OF THE FORMER SCL RR R/W SAID INTER SECTION S50°41'42"W 112.05 FT FR THE POB TH N09°35'36"E ALNG E LI OF THE FORMER SCL RR R/W 837.64 FT TH N63°07'55"E 313.58 FT TH S40°06'05E TO AN INTERSECTION WITH THE NW'LY R/W LI OF SR 29 548.20 FT TH S57°36'19"W ALNG THE NW'LY R/W LI OF SR 29 192.37 FT TO THE POINT OF CURVATURE TO THE L HAVING CENTRAL ANGLE OF 06°21'25" AND A RADIUS OF 5801.67 FT TH ALNG ARC 643.70 FT TO POB TOTAL 8.11 AC M/L  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** VACANT INDUSTRIAL (4000)  
(Note: \*The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Glades County Community Development office at (863) 946-6018.)  
**Tax District** Community of Palmdale (District 12)  
**Millage Rate** 17.6558  
**Acreage** 8.11  
**Homestead** N

## Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
4000 - VAC INDUSTRIAL	353271	SF	0	0

## Extra Features

Code	Description	Length x Width	Area	Year Built
0710	FVTR	32 x 8 x	1	2009

## Current Valuation

	2025 Certified Values
Building Value	\$0
Extra Features Value	\$23
Land Value	\$529,906
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$529,929
Assessed Value	\$529,929
Exempt Value	\$0
Taxable Value	\$529,929
Maximum Save Our Homes Portability	\$0

Parcel A-15-33-28-060-00A0-0000

1600 US 27 N  
AVON PARK, FL 33825

**Owners:**  
AVON PARK INVESTMENT PARTNERS LLC

**Mailing Address**  
1490 HWY A1A  
STE 301  
SATELLITE BEACH, FL 32937

**DOR Code:** 10 - VACANT COMMERCIAL  
**Neighborhood:** 5130.00 - US 27 COUNTY LINE TO LK GLENADA  
**Millage:** 10 - Avon Park City Limits  
**Map ID:** 23A

**Legal Description**  
DEL-MAR-VA HEIGHTS  
ORIG SUB PB 7-PG 71  
TR A + W 59 FT OF TR B +  
W 184 FT OF TR C + N 75 FT  
OF W 184 FT TR D AKA LOTS  
1 + 2 BLK 1 PER RESUB PB 12  
PG 48 AND DEL-MAR-VA HGTS  
AMENDED + REVISED PB 12 PG 53  
LOTS 16 TO 19 INC - LESS RD R/W  
BLK 1



### Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$522,000
Total Land value - Agri.	\$522,000
Income	NA
Total Classified Use Value	\$522,000
Total Just Value	\$522,000

### Taxable Value Summary

Total Assessed (Capped) Value	\$522,000
Total Exemptions	\$0
Total Taxable Value	\$522,000

Please note that property values in this office are being updated throughout the year. The final values are certified in October.

### Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
3118	368	05	2025	WD	Qualified	Improved	03	\$1,700,000
2657	740	09	2018	WD	Qualified	Vacant	01	\$100,000
2657	687	09	2018	WD	Qualified	Vacant	01	\$90,000
2051	1271	03	2007	WD	Qualified	Improved	00	\$530,000
1839	1552	04	2005	WD	Qualified	Improved	01	\$1
1839	1555	02	2005	QC	Qualified	Improved	01	\$1
1726	1794	12	2003	WD	Qualified	Improved	00	\$433,000
1022	129	10	1988		Qualified	Vacant	01	\$1
760	844	05	1983		Qualified	Vacant	01	\$1
564	771	09	1977		Qualified	Vacant	00	\$26,500
2606	1804	10	2017	QC	Unqualified	Vacant	11	\$100

Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
1000	COMMERCIAL	B	C2	387.00	111.00	0.98	AC	1.00	1.00	1.00	200,000.00	200,000.00	\$196,000	REAR PT ALL IMP DEMO
1100	US 27	B	C2	185.00	184.00	0.78	AC	1.00	1.00	1.00	200,000.00	200,000.00	\$156,000	N PART ON CORNER HWY 27
1100	US 27	B	C2	0.00	0.00	0.85	AC	1.00	1.00	1.00	200,000.00	200,000.00	\$170,000	S PART ON HWY

Parcel C-16-35-29-030-0000-0010

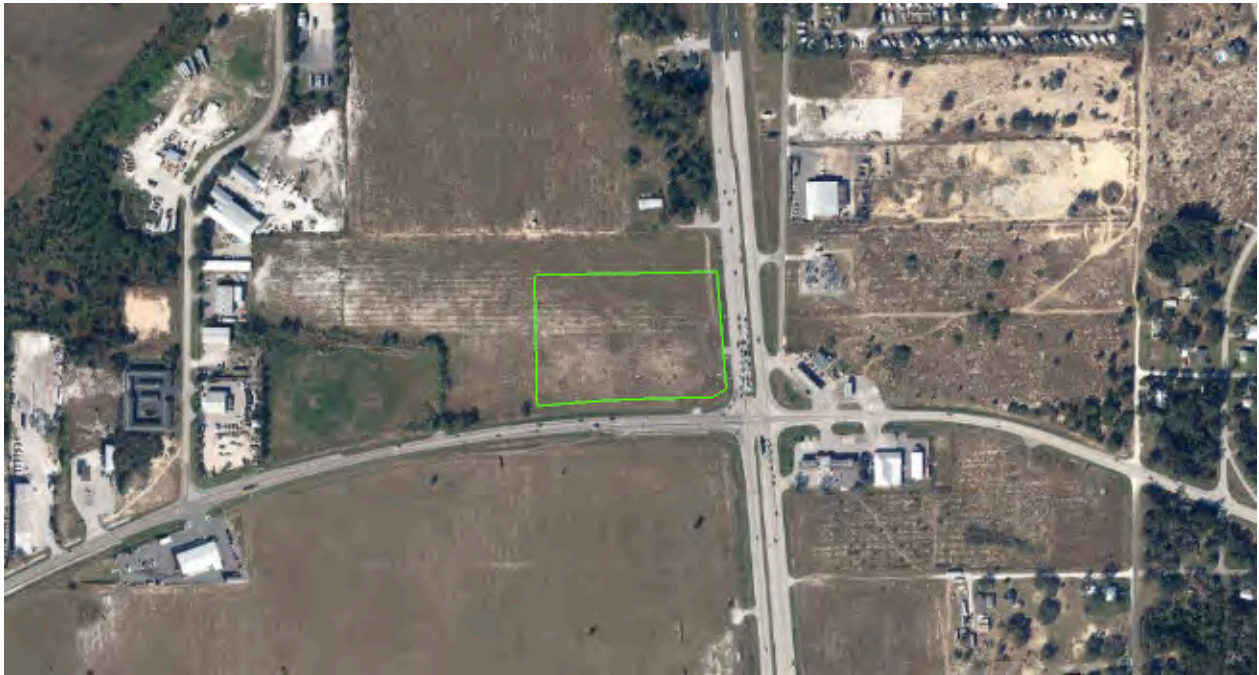
7909 US 27 S  
SEBRING, FL 33875

**Owners:**  
RACETRAC INC

**Mailing Address**  
200 GALLERIA PKWY STE 900 SE  
ATLANTA, GA 30339

**DOR Code:** 10 - VACANT COMMERCIAL  
**Neighborhood:** 5150.00 - US 27 SPARTA RD TO US 98  
**Millage:** 40 - County Southwest Water  
**Map ID:** 92B

**Legal Description**  
RACETRAC 1561-SEBRING  
PB 17 PG 66  
LOT 1 -LESS RD R/W



### Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$1,900,000
Total Land value - Agri.	\$1,900,000
Income	NA
Total Classified Use Value	\$1,900,000
Total Just Value	\$1,900,000

## Taxable Value Summary

Total Assessed (Capped) Value	\$1,672,000
Total Exemptions	\$0
Total Taxable Value	\$1,672,000
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

### Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2975	1369	05	2023	WD	Qualified	Vacant	01	\$2,150,000
2019	157	10	2006	TR	Qualified	Improved	01	\$1,400,000
1386	1488	10	1997	WD	Qualified	Improved	01	\$1
701	698	10	1981		Qualified	Improved	00	\$1
3120	170	04	2025	WD	Unqualified	Vacant	18	\$100

### Buildings

*None*

### Extra Features

*None*

### Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
1100	US 27	B	AU	0.00	0.00	7.60	AC	1.00	1.00	1.00	250,000.00	250,000.00	\$1,900,000	MIXED ZONING AU,B3

## Parcel Summary

Parcel ID	A09-42-32-A00-002B-0000
Location	23073 N U S HWY 27
Address	MOORE HAVEN
Brief Tax Description	TOTAL 11.59 AC M/L COMM AT THE NE COR OF SEC 9 TWP 42S RGE 42E TH N89°56'30"W ALNG THE N LI SAID SEC 9 FOR A DIST OF 38.94 FT TO THE W R /W LI OF SR 78(100 FT WIDE) TH N89°56'30"W ALNG SAID N LI A DIST OF 1283.12 FT TO THE E LI OF THE W 1/2 OF THE NE 1/4 OF SAID SEC 9 TH S00°30'07"W ALN G SAID E LI A DIST OF 2484.15 FT TO THE N R/W LI OF SR 25 (U S HWY 27) (251 FT WIDE) TH ALN G SAID N R/W LI S89°57'10"W A DIST OF 1108.56 FT TH S89°57'20"W A DIST OF 212.42 FT TO THE POB TH S89°57'20"W A DIST OF 660 FT TH N00°02'40"W A DIST O F 765 FT TH N89°57'20"E A DIST OF 660 FT TH S00°02'40"E A DI ST OF 765 FT TO THE POB SUBJ TO RESERVATIONS CONTAINED IN DEED 15898 DTD 12-28-1904 FROM TITF REC IN DC DEED BK 52 PG 38 AND DECLARATION OF EA SEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DTD 04-12-2 016 PER OR BK 327-131 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	STORES, 1 STORY (1100) (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Glades County Community Development office at (863) 946-6018.)
Sec/Twp/Rng	9-42-32
Tax District	Glades County (District 05)
Millage Rate	17.6558
Acreage	11.59
Homestead	N

## Owner Information

Primary Owner  
LOVE'S TRAVEL STOPS &  
COUNTRY STORES INC  
GRANT THORNTON LLP  
P O BOX 5256  
OAK BROOK, IL 60522

## Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
1100 - STORES 1 STORY	504860	SF	0	0

## Building Information

Type	SERV STATION	Heat	AIR DUCTED
Total Area	14,234	Air Conditioning	CENTRAL
Heated Area	593	Bathrooms	0
Exterior Walls	MOD METAL	Bedrooms	0
Roof Cover	MODULAR MT	Stories	1
Interior Walls	MINIMUM; DRYWALL	Actual Year Built	2020
Frame Type	STEEL	Effective Year Built	2020
Floor Cover	CONC FINSH; HARDTILE		

Type	STORE RETL	Heat	AIR DUCTED
Total Area	10,774	Air Conditioning	ENG CENTRL
Heated Area	10,253	Bathrooms	0
Exterior Walls	CB STUCCO; STONE	Bedrooms	0
Roof Cover	MODULAR MT	Stories	
Interior Walls	DRYWALL; CUST PANEL	Actual Year Built	2017
Frame Type	STEEL	Effective Year Built	2017
Floor Cover	CONC FINSH; HARDTILE		

## Extra Features

Code	Description	Length x Width	Area	Year Built
0062	CLF-6	0 x 0 x	1,310	2017
0107	CURB-N	0 x 0 x	5,052	2017
0080	CONC-R	0 x 0 x	8,032	2017
0080	CONC-R	164 x 28 x	4,592	2017
0080	CONC-R	223 x 9 x	2,007	2017
0080	CONC-R	0 x 0 x	1,839	2017
0080	CONC-R	51 x 12 x	612	2017
0080	CONC-R	104 x 21 x	2,184	2017
0080	CONC-R	183 x 13 x	2,379	2017
0350	PRK-BPR	0 x 0 x	37	2017
0010	ASP PAV	0 x 0 x	60,487	2017
0010	ASP PAV	0 x 0 x	68,570	2017
0010	ASP PAV	0 x 0 x	189,922	2017
0805	SEC-LGT	0 x 0 x	21	2017

Code	Description	Length x Width	Area	Year Built
0911	B-42	12 x 10 x	120	2017
0080	CONC-R	0 x 0 x	3,350	2017
0080	CONC-R	104 x 15 x	1,560	2017
0080	CONC-R	0 x 0 x	656	2017
0080	CONC-R	0 x 0 x	9,842	2017
0100	CANOPY	122 x 25 x	3,050	2017
0100	CANOPY	160 x 24 x	3,840	2017
0155	VINYL-FEN6	0 x 0 x	284	2017

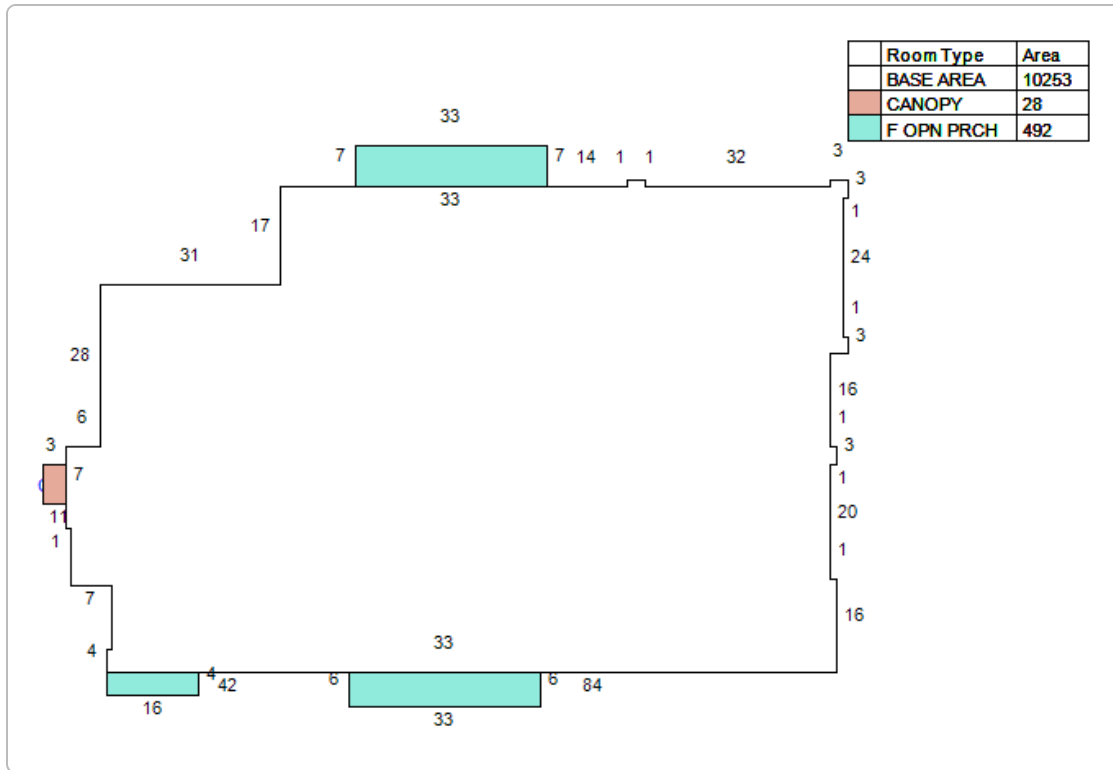
### Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	4/25/2016	\$1,000,000	WD	<a href="#">0327/0604</a>	Qualified	Vacant	3-D DEVELOPMENT LLC	LOVE'S TRAVEL STOPS & COUNTRY STORES INC
N	4/12/2016	\$650,000	WD	<a href="#">0327/0601</a>	Qualified	Vacant	A DUDA & SONS INC	3-D DEVELOPMENT LLC

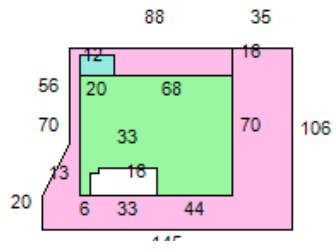
### Current Valuation

	2025 Certified Values
Building Value	\$2,166,344
Extra Features Value	\$655,611
Land Value	\$1,635,746
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$4,457,701
Assessed Value	\$4,457,701
Exempt Value	\$0
Taxable Value	\$4,457,701
Maximum Save Our Homes Portability	\$0

### Sketches



	Room Type	Area
	STOOP	7834
	F OPN PRCH	240
	GOOD OFF	593
	F GARAGE	5567





US HWY 27

State Road 29 Palmdale FL



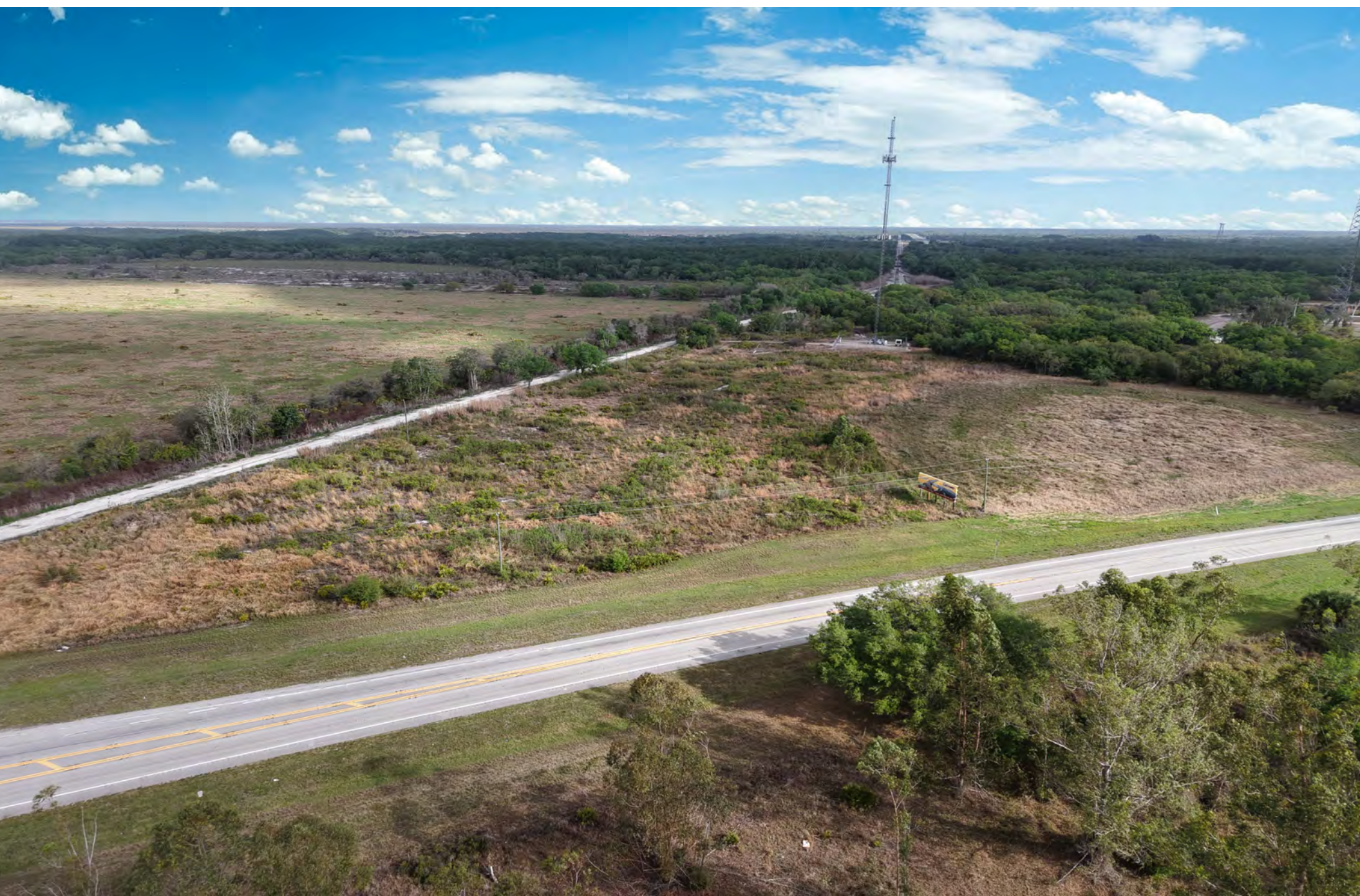
**State Road 29 Palmdale FL**



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# GLADES COUNTY, FL

2024 POPULATION

12,563

US SENATOR

Rick Scott

REPUBLICAN PARTY

US SENATOR

Ashley Moody

REPUBLICAN PARTY

2024 MEDIAN AGE

46

0.437% 1-YEAR INCREASE

2024 MEDIAN HOUSEHOLD INCOME

\$45,870

17.9% 1-YEAR GROWTH

2024 MEDIAN PROPERTY VALUE

\$137,000

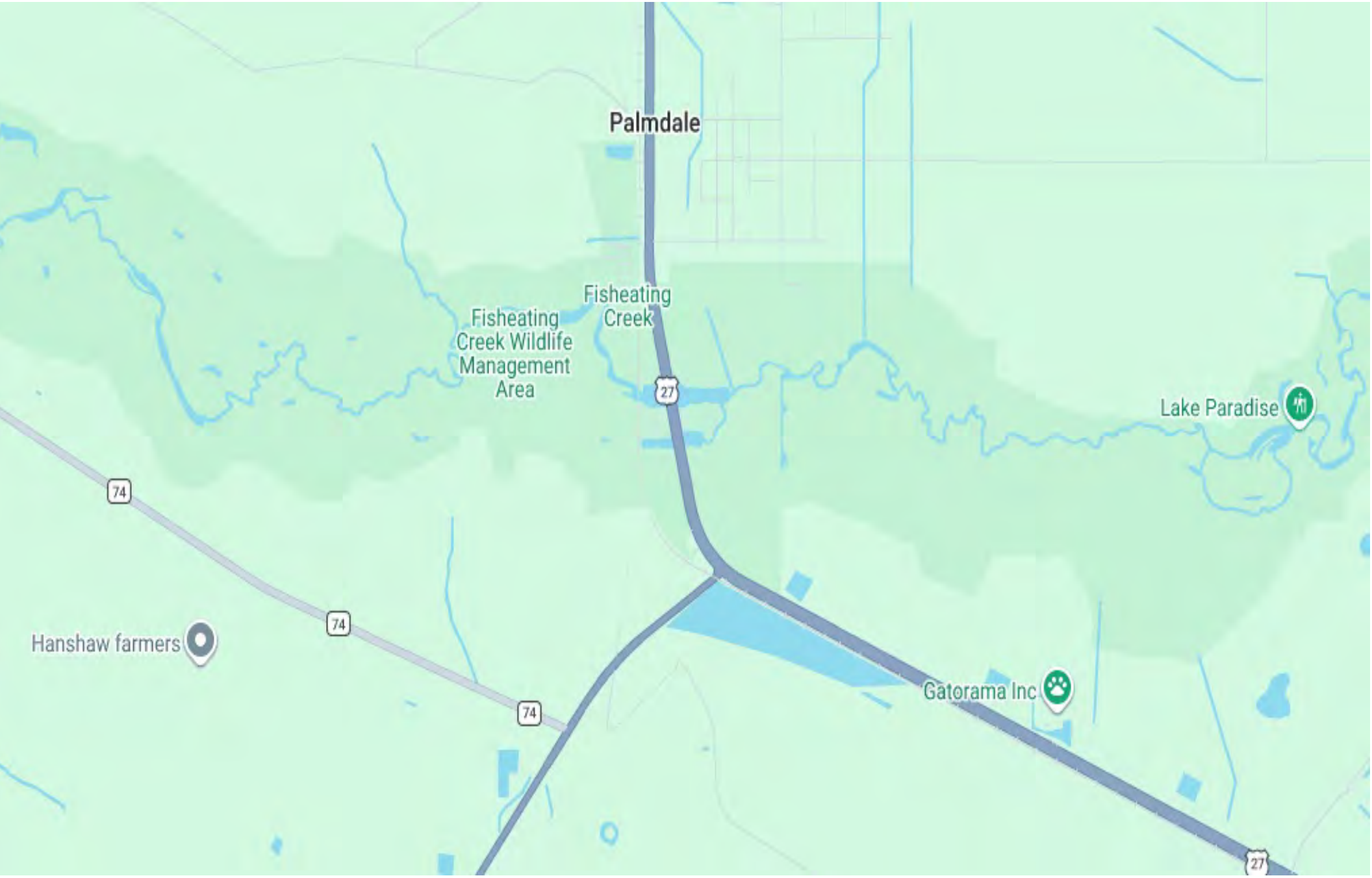
19.3% 1-YEAR GROWTH

2024 EMPLOYED POPULATION

4,077

175% 1-YEAR GROWTH

State Road 29 Palmdale FL



# State Road 29 Palmdale FL

## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the **Pipal Group** and it should not be made available to any other person or entity without the written consent of the **Pipal Group**. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to the **Pipal Group**. This offering memorandum has been prepared to provide summary, verifiable financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The **Pipal Group** has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, the **Pipal Group** has not verified, and will not verify, any of the information contained herein, nor has the **Pipal Group** conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE PIPAL GROUP SPECIALIST FOR MORE DETAILS**

EXCLUSIVELY PRESENTED BY:



255 E Interlake Blvd  
Lake Placid FL, 33852

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Avon Park FL, 33025